

\$8,000 - 410 Central Avenue Area 2, Great Falls

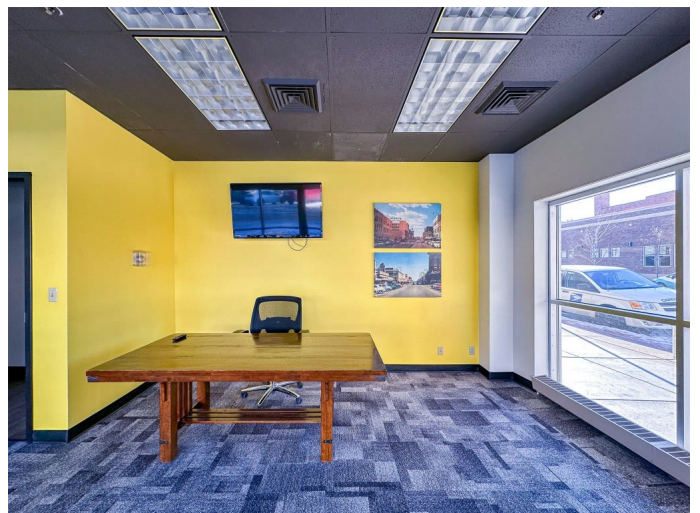
MLS® #30047102

\$8,000

Bedroom, 2.00 Bathroom, 35,000 sqft
Commercial Lease on 1.62 Acres

N/A, Great Falls, MT

If you are looking for high visibility, and traffic counts in the downtown Great Falls core, this is IT! The modern AND historic building has this 4,000 sq ft of floor space on the ground floor that captures Central Ave and 4th St North attention with its long expanse of big windows. Previously, the versatile space was leased to a call center, but would be ideal for retail, bar/restaurant/brewery, law firm, medical services, government, general offices, and so much more. This space specifically is the corner space with lobby, reception, conference and offices. Also, it enjoys an extensive fiber optic system and uninterrupted power with a back-up generator. Previous tenant made pricey improvements that pass to new tenant. Landlord can rebuild to suit and/or you can choose from several other configurations, and sizes, if you need more than 4,000'. Covered and open parking available, but not included in lease price. Air cooling system in place. Dozens of office chairs, cubicles, televisions, kitchen equipment, other furnishings, shelving, monitor holders are available, but not included in the lease. Carpet and laminate are current floor coverings. Women's bathroom is handicapped accessible and has 10 stalls and 6 sinks. Men's is handicap accessible with 2 stalls, 3 urinals, and 3 sinks. Opening up the mezzanine would create 19 foot ceiling heights. Building formerly dubbed the historic Strain building and was once Sears. Building currently home to an event center, the bar Elevation, golf simulators, counselors,



attorneys, and more. Property manager on site. Loading docks are currently shared, but landlord could convert to separate and private, if new tenant needs. Building is NOT FOR SALE. This is commercial lease only. Also, see additional space, for lease, on separate floors, under separate listing.

Built in 1914

Essential Information

MLS® #	30047102
Price	\$8,000
Bathrooms	2.00
Full Baths	2
Square Footage	35,000
Acres	1.62
Year Built	1914
Type	Commercial Lease
Sub-Type	Building
Status	Active

Community Information

Address	410 Central Avenue Area 2
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59401

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Garage, On Street
View	City

Interior

Interior	Carpet
Cooling	Other

Exterior

Exterior Features	See Remarks
Windows	Aluminum Frames, Double Pane Windows, Display Window(s)
Construction	Brick

Additional Information

Date Listed	April 26th, 2025
Days on Market	67
Zoning	Commercial